



## The Granary

Station Farm, Denton Road, Northampton, NN7 2BG

### Attractive rural office

**1,025 sq ft**  
(95.23 sq m)

- Lighting & Heating
- Air Conditioning
- Carpeting throughout
- Perimeter Data and Power Trunking
- Kitchen and WC facilities
- High speed internet available on different price bands with up to 900 mbps available

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## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 1,025 sq ft   |
| <b>Rent</b>           | £15,000 per annum   |
| <b>Rates Payable</b>  | £5.48 per sq ft<br>Qualifying small businesses may be eligible for 100% small business rates relief |
| <b>Rateable Value</b> | £11,250   |
| <b>EPC Rating</b>     | Upon enquiry  |

## Description

The Granary was converted from an existing brick built outbuilding, undertaken to a high standard and includes the following facilities:

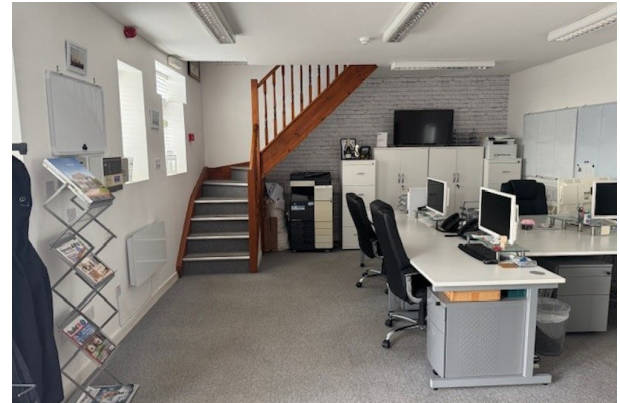
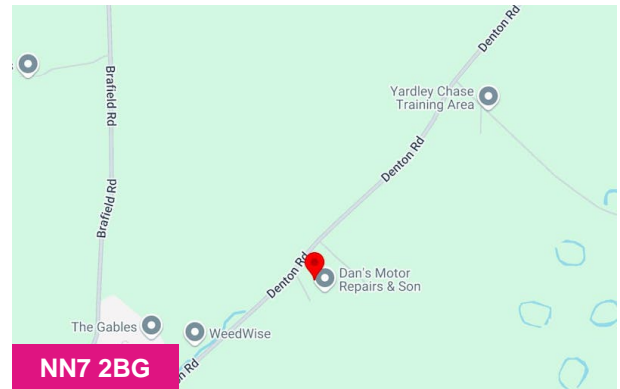
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Mains services including green electricity from on-site solar arrays, water and drainage are connected and supplied to all commercial units with very high internet speeds available on different price bands (with up to 900 mbps is available on site). Station Farm also has extensive on-site car parking

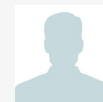
## Location

Station Farm is located approximately 2.5 miles south of the A428 (Bedford Road) just outside the village of Horton. The location offers good access to Junction 15 of the M1 motorway (approximately 6 miles away) and Northampton town centre

Station Farm has ample floodlighting and is floodlit at night. The main entrance is equipped with electric gates which are automatically locked at night. Each tenant has their own radio controlled key fob that enables them to open and shut the gates remotely. The premises is also equipped with CCTV



## Viewing & Further Information



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